



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **52729** DRP Map Date: **11/04/2014** SCM Date: **12/11/2014** Report Date: **12/02/2014**
Park Planning Area # **35B** **CASTAIC/VAL VERDE** CSD: **Castaic** Map Type: **TENTATIVE**

Total Units **33** = Proposed Units **33** + Exempt Units **0**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.34
IN-LIEU FEES:	\$65,954

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$65,954 in-lieu fees.

Trails:

See also attached Trail Report. Sloan Canyon Trail

Comments:

***Advisory:

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By:

Kathline J. King
Kathline J. King, Chief of Planning

Supv D 5th
December 01, 2014 14:13:55
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LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map #	52729	DRP Map Date: 11/04/2014	SMC Date: 12/11/2014	Report Date: 12/02/2014
Park Planning Area #	35B	CASTAIC/VAL VERDE	CSD: Castaic	Map Type: TENTATIVE

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Ratio} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 33 = Proposed Units 33 + Exempt Units 0

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.45	0.0030	33	0.34
M.F. < 5 Units	2.00	0.0030	0	0.00
M.F. >= 5 Units	2.55	0.0030	0	0.00
Mobile Units	2.42	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.34

Park Planning Area = 35B CASTAIC/VAL VERDE

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.34	\$193,983	\$65,954

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.34	0.00	0.00	0.34	\$193,983	\$65,954



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

December 2, 2014

Sent via e-mail: sdjones@planning.lacounty.gov

TO: Steven Jones
Department of Regional Planning

FROM: Kathline J. King *K King*
Chief of Planning

SUBJECT: **NOTICE OF TRACT MAP TRAIL REVIEW FOR
TENTATIVE TRACT MAP (TTM) # 52729
(MAP STAMPED BY REGIONAL PLANNING ON NOVEMBER 4, 2014)**

The Department of Parks and Recreation, Trail Planning Section (Department) has completed the trail review for Vesting Tentative Tract Map No. 052729. The Department requires the dedication of a twelve (12') foot-wide trail easement for multi-use trail purposes (hiking, mountain biking, and equestrian) and construction of an eight (8') foot-wide trail tread within the dedicated trail easement in a manner consistent with the County of Los Angeles Trails Manual.

The location of the proposed Sloan Canyon Trail alignment, (positioned parallel and on the westerly side of Sloan Canyon Road, as shown on sheet one of two sheets) is acceptable to the Department. Please note the Department placed the word "Hold" (**HOLD**) before those items that the Subdivider must address, in order for the Department to clear the subject map for public hearing. The Department's trail conditions of map approval are as follows:

1. (**HOLD**) The note for the trail easement dedication (Note #13 on the tentative map) shall denote that the trail easement will be dedicated to the County of Los Angeles: *"We hereby dedicate to the County of Los Angeles, a twelve (12') foot-wide easement for multi-use (hiking, mountain biking, and equestrian) trail purposes, to be designated as the Sloan Canyon Trail"*. The Subdivider shall also denote estimated trail length (in linear feet) to be dedicated to the County.
2. Prior to final map recordation, Subdivider shall dedicate to the County of Los Angeles a twelve (12') foot-wide trail easement for the Sloan Canyon Trail.
 - a. Full public access shall be provided for the multi-use trail.
 - b. Easement dedications shall be outside of the road right-of-way.

3. Prior to final map recordation, Subdivider shall design and construct an eight-foot (8') wide natural surface (dirt) trail within the dedicated twelve-foot (12') wide trail easement at the location of the proposed Sloan Canyon Trail alignment, as shown on sheet one (1) of two (2).
4. Trails shall be designed and constructed in a manner consistent with the County of Los Angeles Trails Manual (Trails Manual) which can be found on the County of Los Angeles, Department of Parks and Recreation, Trails website (trails.lacounty.gov). Significant deviation from the guidelines within the Trails Manual must be reviewed and approved in writing by the Department.

Trail design and construction shall generally include, but not be limited to:

- Bush hammer finish (or equivalent) permeable/non-slip surface at minimum width of eight feet (8') for roadway trail crossings at all concrete surfaces;
 - Appropriate fencing where deemed necessary, for user safety, property security, and delineation of multi-use trail and/or trail easement;
 - Mid-point trail street crossings must be approved by Public Works;
 - Streetlight pole(s) with cross-walk activation buttons at two heights to accommodate both pedestrian and equestrian traffic (if street crossing requested). Request coordination with Public Works to address crosswalk design standards. The final design for the trail must be reviewed and approved by the Department.
5. Prior to issuance of grading permits, the Subdivider shall:
 - a. Submit grading plans with detailed grading information for the Sloan Canyon Trail for Department approval. The detailed grading information for trail construction shall conform to the County of Los Angeles Trails Manual and any applicable County codes, but not limited to the following:
 - i. Typical trail section and details to include:
 - Width of trail easement and trail tread and name of trail
 - Longitudinal (running) gradients
 - Cross slope gradients
 - ii. Cross slope gradients not to exceed four percent (4%) with two (2%) preferred, and longitudinal (running) slope gradients not to exceed twelve percent (12%) for more than fifty (50') feet. The Department will review and may allow slopes slightly greater than twelve percent (12%) on a case-by-case basis.
 - b. Submit a cost estimate for the construction of the multi-use trail.
 6. Prior to final grading inspection, the Subdivider shall:
 - a. Submit trail construction plans and specifications for Department approval.
 - b. Submit a preliminary construction schedule showing milestones for completing the trail, including installation of the fencing. Provide updated

trail construction schedules, as needed, to the Department on a monthly basis. Schedule submittals shall include a "Two Week Look-Ahead Schedule" to reflect any modifications to the original schedule.

7. Prior to the start of initial trail construction, the Subdivider shall stake or flag the centerline of the trail and then schedule a site meeting with the Department's Trails Planning Section (see below for contact information) for initial trail alignment inspection and approval.
8. Subdivider shall notify the Department within five (5) business days after completion of trail construction, including installation of all required amenities for a "Final Inspection Trail Walk". Any portions of the constructed trail not approved, shall be corrected and brought into compliance with the Trails Manual within thirty (30) calendar days. The Subdivider shall then call the Department to schedule another site inspection.
9. Prior to the Department's final acceptance of the constructed trail alignment for the Sloan Canyon Trail, the Subdivider shall:
 - a. Submit electronic copies (AutoCAD 2005 or newer version) on CD or DVD of the as-built trail, grading and construction drawings to the Department of Parks and Recreation, Trails Planning Section.
 - b. Submit a letter to the Department requesting acceptance of the dedicated constructed trail. The Department will issue a trail acceptance letter only after receiving a written request for final trail approval and as-built trail drawings.

For any questions concerning trail alignment or conditions of trail approval, please contact Olga Ruano, Park Planning Assistant, by phone at (213) 738-2014 or e-mail at oruano@parks.lacounty.gov.

KK: JY/ TR052729

c: Parks and Recreation (C. Lau, J. Yom, F. Moreno, O. Ruano)